



Ranked in Top 50
Commercial Firms in U.S.



FOR LEASE

NORTHEAST TECHNOLOGY CENTER: 35 Northeast Industrial Rd, Branford, CT 06405

MIX OF OFFICE, FLEX & CHEMISTRY / BIOLOGY LAB SPACE AVAILABLE

400± SF up to 45,000± SF (Single Room Incubator Lab Spaces Available)

HIGHLIGHTS

- Chemistry / Bio Lab Space Built-out with Wet Labs
- Single Incubator Labs Outfitted with Equipment
- High-End Office & Industrial Space
- Fume Hoods & Biosafety, Laminar Flow Hoods Available
- **Generous Tenant Improvement Allowances**
- 12 Minutes to New Haven
- Immediate Access to I-95 (Exit 56). Easily Accessible
- Loading Dock & Platform
- EV Charging Stations
- Ample Parking
- Full Building Backup Power

Will Braun,  
 Cell: 203-804-6001
wbraun@orlcommercial.com

Nick Leone
 Cell: 203-903-6709
nleone@orlcommercial.com



  WWW.ORLCOMMERCIAL.COM  

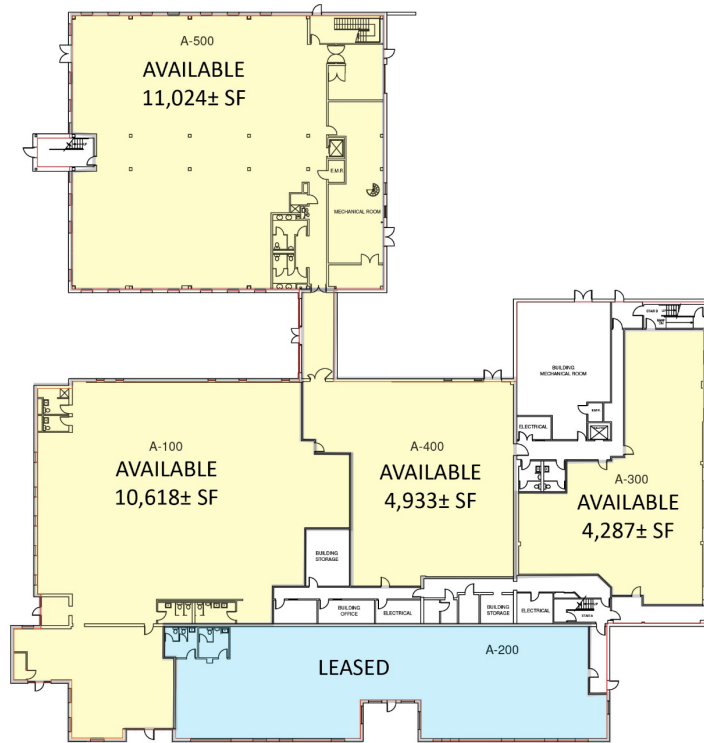
2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📞 (203) 315-4046
 2430 Silas Deane Highway, Rocky Hill, CT 06067 | ☎ (860) 721-0033 | 📞 (860) 721-7882

Broker of Record: J. Richard Lee | (203) 643-1006 | rlee@orlcommercial.com | License: REB.0758300

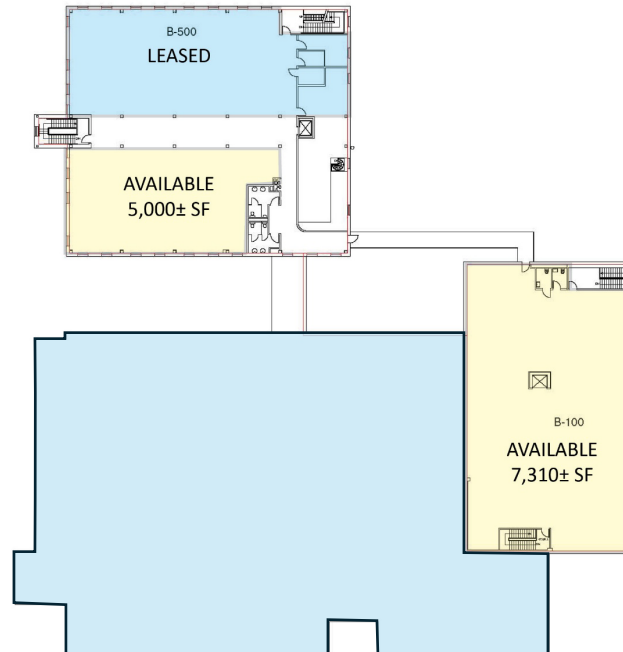
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GROUND FLOOR



2ND FLOOR

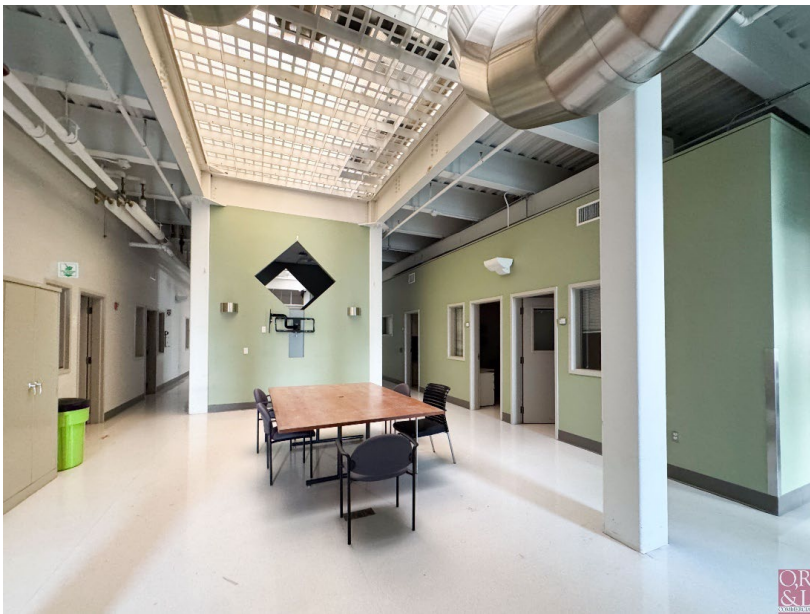


LEASE RATE: Price Upon Request

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OR & L FOR LEASE

COMMERCIAL

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BUILDING INFORMATION

GROSS BLDG AREA: 97,501± SF
AVAILABLE AREA: 400± SF - 45,000± SF
WILL SUBDIVIDE TO: 400± SF
OF FLOORS: 2
LOADING DOCKS: 1
DRIVE-IN DOORS: 1 (More Possible)
CONSTRUCTION: Masonry & Steel
ROOF TYPE: EPDM Rubber Membrane
YEAR BUILT: 1997

MECHANICAL EQUIPMENT

HVAC: Central Air with Redundancy
SPRINKLERED: 100% Wet
ELECTRIC/POWER: 4,000amps
ELEVATORS: 2 Elevators
GENERATOR: 340 KVA

SITE INFORMATION

SITE AREA: 3.29± Acres
ZONING: IG-2
PARKING: 3.87/1000 (150 Spaces)
SIGNAGE: Building / Directory / Monument
HWY ACCESS: I-95, Exits 55 & 56

UTILITIES

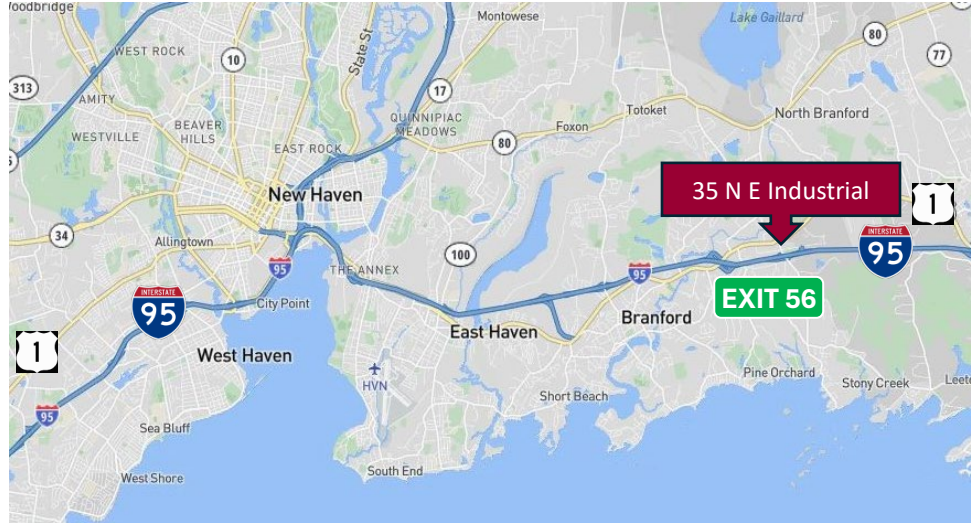
SEWER: Public Connected
WATER: Public Connected
GAS: Yes

TAXES

ASSESSMENT: \$4,800,900 (2025)
MILL RATE: 21.40
TAXES: \$102,739.26 (2025)

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



CONTACT

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